091.0	0003	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	630,000 / 630,000
					USE VALUE:	630,000 / 630,000
					ASSESSED:	630,000 / 630,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
34		ROCKLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LIMANI FATON
Owner 2:	URUCI-LIMANI GERTA
Owner 3:	
Street 1:	34 ROCKLAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MORAN SUSAN A & KEVIN M/ TRUSTEES -
Owner 2:	MORAN FAMILY 2011 REVOCABLE TR -
Street 1:	34 ROCKLAND AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .089 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1940, having primarily Vinyl Exterior and 1026 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3858.000	255,000		375,000	630,000
Total Card	0.089	255,000		375,000	630,000
Total Parcel	0.089	255,000		375,000	630,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 614.04 | /Parcel: 614.04

Legal Description

Entered Lot Size | Total Land: | Land Unit Type:

User Acct 58626

GIS Ref

GIS Ref

Insp Date 12/11/08

!7398!

PREVIOUS ASSESSMENT

Parcel ID 091.0-0003-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	255,000	0	3,858.	375,000	630,000		Year end	12/23/2021
2021	101	FV	245,900	0	3,858.	375,000	620,900		Year End Roll	12/10/2020
2020	101	FV	246,000	0	3,858.	375,000	621,000	621,000	Year End Roll	12/18/2019
2019	101	FV	205,600	0	3,858.	380,400	586,000	586,000	Year End Roll	1/3/2019
2018	101	FV	205,600	0	3,858.	283,900	489,500	489,500	Year End Roll	12/20/2017
2017	101	FV	205,600	0	3,858.	257,200	462,800	462,800	Year End Roll	1/3/2017
2016	101	FV	205,600	0	3,858.	246,400	452,000	452,000	Year End	1/4/2016
2015	101	FV	192,300	0	3,858.	208,900	401,200	401,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	05:30:31

LAST REV

Date	Time
05/18/21	08:28:06
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7398

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MORAN SUSAN A &	1567-197	1	1/8/2021		683,000	No	No		
MORAN SUSAN A/T	1411-44		1/30/2012	Convenience	1	No	No		Catherine E Moran dod 7/13/2019
	1161-99		9/16/1996			No	No		A

USER DEFINED

Prior Id # 1:	58626
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/18/2021	SQ Returned	MM	Mary M
3/24/2021	SQ Mailed	MM	Mary M
12/11/2008	Meas/Inspect	345	PATRIOT
3/22/2000	Inspected	264	PATRIOT
1/26/2000	Measured	163	PATRIOT
8/3/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3858		Sq. Ft.	Site		0	70.	1.39	5									375,019						375,000	

Total AC/HA:	0.08857	Total SF/SM:	3858	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total: 375,019	Spl Credit	Total: 375,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	CREAM		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	8 - Plyw Panel	20	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.98198181
Adj $ / SQ:	145.824
Other Features:	58500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	313308
Depreciation:	58275
Depreciated Total:	255033

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

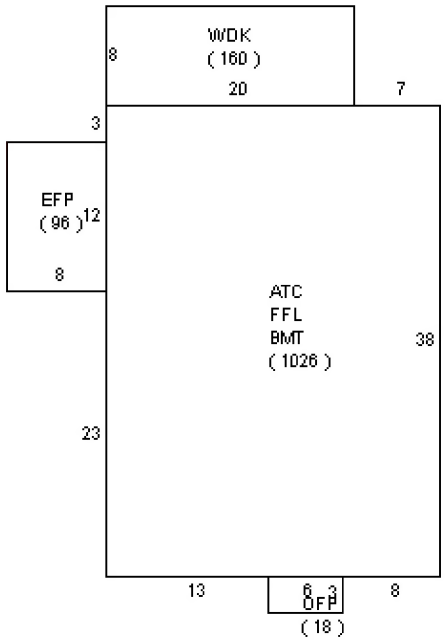
No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	145.82
Special Features:	0	Val/Su Net:	94.97
Final Total:	255000	Val/Su SzAd	184.10

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,026	43.750	44,885
FFL	First Floor	1,026	145.820	149,616
ATC	Attic	359	145.820	52,366
WDK	Deck	160	12.030	1,925
EFP	Enclos Porch	96	54.580	5,240
OFP	Open Porch	18	43.210	778
	Net Sketched Area:	2,685	Total:	254,810
Size Ad	1385.1000	Gross Area	3352	FinArea 1026

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

091.0-0003-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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